



69 St. Johns, Leicester, LE19 2BS

£1,400

A beautifully refurbished and VERY SPACIOUS family home with well appointed accommodation briefly comprising: Entrance hallway, Large living room, Snug area, REFITTED Dining kitchen, Ground floor w/c. First Floor: Four bedrooms, EN SUITE TO MASTER, and a Family bathroom. Outside: Large driveway and a enclosed rear garden.

Letting Fees

APPLICATION FEES: Single tenancy: £200.00 plus vat (£240.00)
Dual tenancy: £300.00 plus vat (£360.00) Where there are more than two tenants applying for a property each additional tenant will be charged £50 plus vat (60.00). Guarantor fee £65.00 plus vat (78.00)
We regret that once paid, fees are not refundable unless the Landlord does not proceed with the let.

The rent quoted is exclusive of utilities. Prior to moving in the first months rent will be payable together with the deposit (usually an amount equal to one months rent.)

Generally, pets are not allowed in any of our rented properties. However on occasions a Landlord will authorise a pet, in which case there will be an increase to the advertised rent of 2.5%. If you do have a pet please discuss this with us prior to booking a viewing. Pets are strictly not allowed without the written consent of the Landlord.

Any rent that is unpaid on the rental due date will be charged at the bank of England base rate plus 3%.

All tenancy agreements will be for a minimum fixed terms of twelve months unless agreed prior to application.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		